

A-5481

Demolition of a detached playhouse located  
in the rear yard of property.

Mr. Christopher Dunn  
Ms. Christine L. Vaughn  
8 Newlands Street

**CHEVY CHASE VILLAGE  
NOTICE OF PUBLIC HEARING**

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Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 8<sup>th</sup> day of December, 2008 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-5481  
MR. CHRISTOPHER DUNN  
MS. CHRISTINE L. VAUGHN  
8 NEWLANDS STREET  
CHEVY CHASE, MARYLAND 20815**

The applicants seek a Special Permit from the Board of Managers pursuant to Section 8-12 of the Chevy Chase Village Building Code to demolish a detached playhouse located in the rear yard of the property.

**The Chevy Chase Village Code § 8-19 states:**

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain a special permit from the Board of Managers for such demolition in order to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at [www.ccvillage.org](http://www.ccvillage.org) or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 26<sup>th</sup> day of November, 2008.


**Chevy Chase Village Office  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
301-654-7300**

**MAILING LIST FOR APPEAL A-5481**

**MR. CHRISTOPHER DUNN  
MS. CHRISTINE L. VAUGHN  
8 NEWLANDS STREET  
CHEVY CHASE, MARYLAND 20815**

| <b>Adjoining and confronting property owners</b>                                                              |                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Mr. Dane H. Butswinkas<br>Ms. Megan Rupp<br>Or Current Resident<br>3 Newlands Street<br>Chevy Chase, MD 20815 | Mr. and Mrs. Paul L. Perito<br>Or Current Resident<br>7 Newlands Street<br>Chevy Chase, MD 20815                |
| Mr. and Mrs. Charles Klosson<br>Or Current Resident<br>4 Newlands Street<br>Chevy Chase, MD 20815             | Mr. and Mrs. Joseph Cuttriss<br>Or Current Resident<br>11 Newlands Street<br>Chevy Chase, MD 20815              |
| Mr. and Mrs. Byron E. Anderson<br>Or Current Resident<br>5 Newlands Street<br>Chevy Chase, MD 20815           | Mr. Alan Berlow<br>Ms. Susan Blaustein<br>Or Current Resident<br>9 East Melrose Street<br>Chevy Chase, MD 20815 |
| Mr. and Mrs. John C. Murphy, Jr.<br>Or Current Resident<br>6 Newlands Street<br>Chevy Chase, MD 20815         | Mr. John W. Ridenour, III<br>Or Current Resident<br>13 East Melrose Street<br>Chevy Chase, MD 20815             |
| Mr. Darwin O'Ryan Curtis<br>Or Current Resident<br>13 East Melrose Street<br>Chevy Chase, MD 20815            |                                                                                                                 |

I hereby certify that a public notice was mailed to the aforementioned property owners on the 26<sup>th</sup> day of November, 2008.

  
**Doris M. Lyerly**  
**Chevy Chase Village**  
**5906 Connecticut Avenue**  
**Chevy Chase, MD 20815**

GEOFFREY B. BIDDLE  
*Village Manager*  
DAVID R. PODOLSKY  
*Legal Counsel*

CHEVY CHASE VILLAGE  
5906 CONNECTICUT AVENUE  
CHEVY CHASE, MD 20815  
Telephone (301) 654-7300  
Fax (301) 907-9721  
ccv@montgomerycountymd.gov

BOARD OF MANAGERS  
DOUGLAS B. KAMEROW  
*Chair*  
DAVID L. WINSTEAD  
*Vice Chair*  
SUSIE EIG  
*Secretary*  
GAIL S. FELDMAN  
*Treasurer*  
BETSY STEPHENS  
*Assistant Treasurer*  
PETER M. YEO  
*Board Member*  
ROBERT L. JONES  
*Board Member*

November 26, 2008

Ms. Lila Fendrick, ASLA  
Lila Fendrick Landscape Architecture & Garden Design  
6904 West Avenue  
Chevy Chase, MD 20815

**RE:** Dunn/Vaughn Residence, 8 Newlands Street, Chevy Chase

Dear Ms. Fendrick:

Please note that your request for a special permit on behalf of the owners of the above-referenced property, to demolish a playhouse in the rear yard of the property is scheduled before the Board of Managers on Monday, December 8, 2008 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,



Doris M. Lyerly  
Permitting & Code Enforcement Specialist  
Chevy Chase Village

Enclosures

cc: Mr. Christopher Dunn and Ms. Christine L. Vaughn, 8 Newlands Street, Chevy Chase

(Shed)

# Chevy Chase Village Building Permit Application

Permit Number: A-5481  
Date of Application: 11/12/08

|                 |                                       |                              |                       |
|-----------------|---------------------------------------|------------------------------|-----------------------|
| Applicant Name: | <u>Lila Fendrick</u>                  |                              |                       |
| Address:        | <u><del>6904</del> 5 Newlands St.</u> | Phone:                       | <u>(301) 907.7700</u> |
| Contractor:     | <u>Carl Petty Associates</u>          | Phone:                       | <u>(202) 244-5004</u> |
| Contact Person: | <u>Carl Petty</u>                     | MHI/MD Contractor's Lic. No. | <u>BC 3963</u>        |

## Filing Requirements

- ☐ A recent house location survey showing all existing and proposed structures.
- ☐ Construction plans and specifications. If trees that are twenty-four inches (24") in circumference or larger measured four feet six inches (4'6") above ground level are at risk of being disturbed during the construction, they must be shown on the submittal plans.
- ☐ Copy of stamped, approved Montgomery County drawings (if required). These drawings will remain on file at Chevy Chase Village.
- ☐ Copy of plans that show location of dumpster, portable sanitation facility, delivery zone and parking area.
- ☐ Copy of Covenants (if required).
- ☐ The filing fees for a Chevy Chase Village Building Permit are listed in Chapter 6 of the Village Code.
- ☐ Completed Building Permit Application and payment of filing fees.

*The Village Manager will review the application and accompanying documents and, under most circumstances, will act on the building permit within 5 to 10 working days.*

*In the event the Montgomery County building permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.*

*No signs advertising the contractor, architect or other service provides associated with the permitted project shall be posted on the site.*

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Building Code, the Montgomery County Zoning Code, the Village Tree Ordinance, and all applicable covenants on the above property.

Applicant's Signature: Lila Fendrick

Date: 11/12/08

For use by HPC only:

Historic Area Work Permit required?

Yes ☐

No ☐ \_\_\_\_\_ (HPC initials)



**Exact Description of Construction Plans:**

Demolition of playhouse

- ☒ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.  
☐ Check here if a dumpster will be used (only permitted on private property). If so, applicant must file for a Village Dumpster Permit.

**Parking Compliance**

Is adequate on-site parking available for the construction crews? ☒ Yes ☐ No

If the answer is no, please provide a plan for parking which minimizes inconvenience to neighboring residents indicating if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons? ☐ Yes ☒ No

**Responsible Party:**

Will the residence be occupied during the construction project? ☐ Yes ☒ No  
If no, please provide the name, address, business and after-hours phone number for the project manager or the party responsible for the construction site.

Carl Petty Associate  
4000 A/benmarles St NW. Suite 302, Wash DC 20016  
(202) 244-5004 (office) (202) 345-6759 (cell)

**For Use By Village Manager****Approved with the following conditions:****For Use By Village Manager**

SEP 11 2008

Chevy Chase  
Village Manager

**Denied for the following reasons:**

Necessary Bldg: DEMOLITION REQUIRES  
system permit from AD&P  
Bill Biele

**Filing Fees**

Permit Fee

Damage Deposit

Appeal Fee

Tree Preservation Plan

Total Fees & Deposits

**Checks Payable To:**

Chevy Chase Village

5906 Connecticut Avenue

Chevy Chase, MD 20815

Date:

Staff Signature:

10255  
11-17-08  
Darius M. [Signature]

LILA FENDRICK

landscape architecture & garden design

November 21, 2008

Board of Managers  
Chevy Chase Village  
8006 Connecticut Avenue  
Chevy Chase, Md. 20816

To whom it may concern,

I am writing to request the demolition of a playhouse at the rear of 8 Newlands Street. The playhouse is in disrepair and in hazardous condition. It appears to be built entirely of wood.

The process for removal, additional notes regarding the removal, and the condition of the playhouse are included in the attached email letter from the builder, Mr. Carl Petty of Carl Petty Associates, dated 11-21-08.

Thank you for your consideration of this request.

Sincerely,



Lila Fendrick, ASLA

## **Lila Fendrick Landscape Architects**

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**From:** "Carl Petty" <cpetty@carlpettyassociates.com>  
**To:** "Lila Fendrick Landscape Architects" <team@fendrickdesign.com>; "Castillo, Gaby" <GCastillo@WiedemannArchitects.com>  
**Sent:** Friday, November 21, 2008 12:46 PM  
**Subject:** 8 Newlands St.

Lila -

Yesterday afternoon, I went to the project site at 8 Newlands St. to inspect the playhouse that is slated to be removed. My observations include the following -

- The structure is a highly deteriorated wood structure in the right rear corner of the lot. No animal activity, such as signs of rodent infestation, is in evidence. No refuse or food source is available in this area of the property. The playhouse is basically empty, with the exception of some old metal toys, a bike, etc. The roof is nearly rotted away.
- The structure was never painted. The siding is a sawn log style wood. The remaining roof is wood shingle on plywood. Scraps of tar paper remain. The floors are all wood. Some asphalt impregnated sheathing is in evidence. No asbestos containing products exist in this construction.
- The structure is open to the weather, with glass sash and door missing or badly deteriorated. This appears to be a 'home made' playhouse, possibly a kit or premade construction.
- The prescribed removal method is by hand, piece by piece, with the refuse hand carried to the job dumpster.
- No plumbing, electric, or any cooking facilities exist.

Please feel free to contact me by my cell phone should any questions remain regarding this structure.

Carl D. Petty, P.E.  
202.345.6759

11/26/2008



- KEY**
- EXISTING TREES
  - PROPOSED TREES
  - PROPOSED PLANTING
  - PROPOSED CURB
  - PROPOSED DRIVE
  - PROPOSED SIDEWALK
  - PROPOSED PAVEMENT
  - PROPOSED FENCE
  - PROPOSED WALL
  - PROPOSED GATE
  - PROPOSED LIGHT
  - PROPOSED SIGN
  - PROPOSED UTILITY
  - PROPOSED DRAINAGE
  - PROPOSED EROSION CONTROL
  - PROPOSED LANDSCAPE
  - PROPOSED HEDGING
  - PROPOSED BOUNDARY
  - PROPOSED SETBACK
  - PROPOSED EASEMENT
  - PROPOSED ENCROACHMENT
  - PROPOSED VIOLATION
  - PROPOSED DEFICIENCY
  - PROPOSED REMEDIATION
  - PROPOSED MAINTENANCE
  - PROPOSED REPLACEMENT
  - PROPOSED IMPROVEMENT
  - PROPOSED MODIFICATION
  - PROPOSED ADJUSTMENT
  - PROPOSED CORRECTION
  - PROPOSED REPAIR
  - PROPOSED RECONSTRUCTION
  - PROPOSED RENOVATION
  - PROPOSED RESTORATION
  - PROPOSED PRESERVATION
  - PROPOSED PROTECTION
  - PROPOSED MONITORING
  - PROPOSED EVALUATION
  - PROPOSED ASSESSMENT
  - PROPOSED SURVEILLANCE
  - PROPOSED INSPECTION
  - PROPOSED TESTING
  - PROPOSED ANALYSIS
  - PROPOSED SYNTHESIS
  - PROPOSED CONCLUSION
  - PROPOSED RECOMMENDATION
  - PROPOSED ACTION PLAN
  - PROPOSED TIMELINE
  - PROPOSED BUDGET
  - PROPOSED RISK ASSESSMENT
  - PROPOSED STAKEHOLDER ENGAGEMENT
  - PROPOSED COMMUNICATION
  - PROPOSED REPORTING
  - PROPOSED EVALUATION
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  - PROPOSED STAKEHOLDER ENGAGEMENT
  - PROPOSED COMMUNICATION
  - PROPOSED REPORTING

FOR PERMIT ONLY

NOTES:  
1. LANDSCAPE DESIGN SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT.  
2. LANDSCAPE DESIGN SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT.  
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PROPOSED LANDSCAPE DESIGN SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT.  
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L-1

DATE: 10/10/2011  
BY: LILA FENDRICK  
CHECKED: LILA FENDRICK  
APPROVED: LILA FENDRICK

VAUGHN-DUNN RESIDENCE  
8 NEWLANDS STREET, CHEVY CHASE, MD 20815

LILA FENDRICK  
landscape architecture & garden design  
6904 West Avenue, Chevy Chase, Maryland 20815  
(301) 907-7700

